



**JOINT CITY-COUNTY COMMITTEE MEETING
DURHAM, NORTH CAROLINA**

Tuesday, August 13, 2024

**Hosted by Durham County Government
9:00 a.m.**

Agenda

Presiding – Nida Allam, Chair

Present: Board of County Commissioners Committee Members – Chair Nida Allam, Vice Chair Nimasheena Burns, and Commissioner Wendy Jacobs

City Council Members: Mayor Leonardo Williams, and Council Members Javiera Caballero, and Carl Rist

Others – County: County Manager Dr. Kimberly Sowell; Interim County Attorney Curtis Massey; Deputy County Managers – Claudia Hager and Maurice Jones; Assistant County Manager – Dwane Brinson, Tammie Hall, and Joanne Pierce; Chief of Staff Shannon Trapp; Clerk to the Board Monica Wallace; Chief Communications Officer Deborah Craig-Ray

Others – City: City Manager Wanda Page; City Attorney Kimberly Rehberg, Deputy City Managers – Bo Ferguson, and Bertha Winbush; Chief of Staff Karmisha Wallace; Deputy City Clerk Paola Roland

Call to Order/Welcome

Chair Allam called the meeting to order and welcomed everyone in attendance to the Tuesday, August 13, 2024, Joint City-County Meeting.

Synchronizing Enrollment, Capacity & Residential Development

Mathew Palmer, Senior Executive Director of School Planning and Operational Services shared a presentation titled “*Synchronizing Enrollment, Capacity & Residential Development*” which highlighted the following: Interconnected: DPS Enrollment & School Facilities, Past, Present & Future (10-YR Enrollment Forecast), Growth Management for NC Public Schools, and Intergovernmental Collaboration: DPS, County, City.

There was conversation on the *Landscape of Growth Management for DPS* slide which outlined Legal Review & Case Summaries of the NC legal limitations to growth management strategies. Chair Allam stated the Board received this presentation at the Joint BOCC/Board of Education

meeting and reverted to Deborah Craig-Ray, Chief Communications Officer, to include this in the Legislative Goals so that our local delegation could push and give priority/alignment for legislative change around ordinances and school impact fees. Council Member Caballero stated there should be a joint formal conversation with the City and County on the alignment of legislative goals for local delegation to support joint needs. She also confirmed that the City would be hiring a federal and state lobbyist. Chair Allam asked that at a future Joint City/County meeting there be a presentation on the legislative priorities for alignment.

Mr. Palmer continued with his presentation.

Chair Allam asked was there a way to calculate for new developments the new increased tax rates generated per year – how much were we generating per year to fund the per seat cost of students. Dwane Brinson, Assistant County Manager, stated he would gather that information from Keyar Doyle, Tax Administrator, and provide a follow up to the joint committee.

City Manager Page questioned the capital improvement program, asking were the number of schools built with bond funds included. She also asked if any of the renovations were for increased capacity or improvement only. Mr. Palmer responded in two weeks; staff were preparing to welcome students to the Murray-Massenburg Elementary School. He noted the capacities were included in the boundaries of anticipation. Mr. Palmer continued to say the items apart of the capital improvement plan allowed room for increased capacity. The challenges were core capacity which included more than seats but also the capacity of the carpool line, the cafeteria arrangements and the staffing accommodations.

Vice Chair Burns stated she was grateful for the collaboration. She questioned the number of single-family homes coming into the area and whether DPS considered the number of families that would be attending public, private or charter schools. Vice Chair Burns also asked did we consider the cluster taking place at the General Assembly and were we preparing ourselves for the people that were choosing DPS as their desired school choice. Mr. Palmer used the *Updates to School Planning: 2020-2024* slide to respond to Vice Chair Burns. He added tracking charter students was a recent development and he would provide a follow up.

Chair Allam asked if there was a way to calculate based on the average home value of a development; how many students were enrolled in DPS vs. charter vs. private schools. For example, if a housing development average cost was \$200,000, would we have more DPS schools in that area. Mr. Palmer responded that DPS does what was called a sensitivity analysis which showed nearby comparison groups of similar housing developments. He noted this was not district-wide, but it was broken down by comparison groups.

Council Member Caballero stated she knew we received capacity numbers but not generation rates for students. She questioned if they were being shared between DPS and Planning staff. Mr. Palmer responded yes; adding that the number was updated every year. Council Member Caballero stated this was also a planning issue and felt that this conversation should be held with that committee as well. There was a conversation around the housing needs assessment – noting the work was scheduled to begin in September 2024 with the report being available within the next six months.

Chair Allam suggested that the City Council also share this presentation at an upcoming meeting for the full board to receive.

Mayor Williams stated this conversation was about housing and keeping up with the labor force for this growth – adding, this was where we could establish those relationships with developers. He asked if DPS kept up with the teaching force seeing the projected number of students in the future. Mr. Palmer stated he was not able to share the future teaching recruitment efforts; however, he acknowledged there were 600 bus drivers and cafeteria workers that drove from outside of the City/County to work due to increased housing rates. Mayor Williams responded we were basking in “*good problems*” with the student population growth in our schools. He continued to say the housing taskforce that Council Member Caballero spoke on would help achieve the dual approach of working and partnering with developers to build housing that met the supply while also adjusting the market.

Council Member Rist stated he wanted to make sure throughout this conversation we looked at the leverages – comprehensive plan, housing needs assessments, school planning, and tax policies. He added people were moving here because of the growth and we could slow down housing to address overcrowding in the schools, or we could increase housing affordability.

Chair Allam stated this conversation was helpful in discussing how our growth compared to the services being offered – schools, hospitals, jobs, etc.

Commissioner Jacobs stated this was an important conversation because there were three different bodies of government who were not coordinated around the issues at hand. She described the challenges faced by DPS (must meet the needs of students enrolling in school); the City of Durham (body that approved developments that impacted the schools); and the County (who paid the price tag for it). Commissioner Jacobs referenced the recommendations and asked do we have adequate facilities for the new housing developments being built, people moving into the area, and children being enrolled. She asked how were we going to pay for this and what were the tools and strategies being used to address this issue. Commissioner Jacobs stated she would like the next steps to include a DPS/City/County Taskforce with staff representation.

Mayor Williams stated he and Chair Allam would have a discussion and provide direction to both bodies. He said that we (Durham leaders) could not control people moving into the community; however, there were many perspectives we could take regarding developments and zoning. Mayor Williams continued to say when it comes to affordability, the reality of people moving to Durham was beyond our control. He added, we would get the taskforce together and take a more in-depth look at the issues and have better conversations surrounding approaches to possible solutions.

Chair Allam noted that growth was not bad; however, we need to get on board knowing that growth was happening, and we need to be prepared. She stated the point of this conversation was to talk about all our services collectively and to make sure we can serve as each individual body working together.

Aging Well Durham Presentation

Dr. Rodney Jenkins, Public Health Director introduced Shelisa Howard-Martinez, Executive Director of Aging Well Durham. Ms. Howard-Martinez shared a presentation titled “*Aging Well Durham*” which highlighted the following: Aging Well Durham Overview, AARP Age-Friendly Network of States and Communities, Board of Directors & the Role with the Durham

Comprehensive Plan, Alignments between Durham City/County Strategic Goals and Next Steps for Aging Well Durham.

Chair Allam thanked Ms. Howard-Martinez for the presentation. She stated the Commissioners received this presentation at a recent Work Session meeting and felt it was vital to share it with the City as well since this was a joint venture. Chair Allam opened the floor for questions.

Council Member Caballero stated that she saw an increase in seniors facing homelessness for the first time ever. She was curious about what Aging Well was seeing in Durham and how they were responding to that concern. Ms. Howard-Martinez mentioned the Housing Management System (HMS), showed an increase in trends for residents aged 50 and older who were experiencing homelessness. She stated one way to address this concern was to provide more affordable housing; adding there was also a focus around social support (to decrease isolation) and aging in place where they support affordability and ensure safety for seniors with disabilities.

Vice Chair Burns complimented the 13 goals mentioned and appreciated the partnerships that Aging Well created. She questioned how much we were paying attention to the seniors that were vulnerable to sweetheart scam calls and how we were addressing this component post COVID seeing that this age group was a target. Vice Chair Burns also inquired about the partnership with Durham Center for Senior Life (DCSL). Ms. Howard-Martinez stated Seanyea Lewis, Executive Director for DCSL, was a member of their Board of Directors and they held a great working relationship. Regarding the exploitation and abuse of seniors, she noted that Aging Well had the Durham Multi-Disciplinary Team which consisted of the Department of Social Services, Attorneys, and members of the Program of All-Inclusive Care for the Elderly (PACE) community and who meet monthly.

Commissioner Jacobs thanked Ms. Howard-Martinez for the work she was leading and for providing the historic overview of Aging Well-Durham. She stated it took 10 years to get to this point and wanted to make sure the City was abreast of this jointly funded work. Commissioner Jacobs stated the challenge was how do we make sure that Aging Well-Durham was connected and integrated into the work done by the City and County Government. As it related to the Housing Taskforce, she wanted to make sure that Aging Well-Durham was at the table on either a subcommittee or another form for input – being sure that the needs of aging adults were integrated on the taskforce. Commissioner Jacobs asked Ms. Howard-Martinez to discuss funding challenges (national/grant funding) and ways that the City and County could market/promote. Ms. Howard-Martinez responded last year that there were few grants available; however, Aging Well did not meet the requirements to apply. With regards to promotion, she mentioned how other communities use their aging plan and connect it with their tourism partners – it outlined the offerings and allowed travelers and new residents to see what the aging community had to offer.

Council Member Rist commended Ms. Howard-Martinez on the collective impact model shared and how the partners were pulled together along with the delivery of services. He inquired about metrics used to monitor success. Ms. Howard-Martinez shared they had two groups meeting to identify ways to implement measures of success. She also mentioned the evaluation committee would provide a process for the framework before the activities and roles were established. Council Member Rist stated he looked forward to that data in the future.

Chair Allam thanked Ms. Howard-Martinez and Dr. Jenkins for the presentation and would follow up on whether the full City Council would like to receive this presentation as well.

Approval of the Minutes

Mayor Williams moved, seconded by Caballero to approve the April 9, 2024, minutes.

The motion carried unanimously.

Adjournment

Hearing no additional comments, the meeting was adjourned.

Next Meeting Date: October 8, 2023 – 9:00 am, Hosted by City Council

DRAFT